



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

June 11, 2018

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **June 21, 2018**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Variances – New Business

ITEM 1 – Docket Number: 048-18

Applicant or Agent: Matthew N. Kohnke, Bodhnke LLC
Property Location: 2527 Upperline Street **Zip:** 70115
Bounding Streets: Upperline St., Freret St., Valence St., S. Robertson St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 606
Proposed Use: Single-Family Residence **Lot Number:** 22
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.A.1 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient interior side yard setback and a driveway located an insufficient distance from a side lot line.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback

Required: 3' Provided: 1' Waiver: 11"

Article 22, Section 22.11.A.1 – Residential Driveways

Required: 1' Provided: 0' Waiver: 1'



ITEM 2 – Docket Number: 049-18

Applicant or Agent: Imbrie Packard, James & Amina Dearmon
Property Location: 817 Harmony Street **Zip:** 70175
Bounding Streets: Harmony St., Annunciation St., Ninth St., Laurel St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 90
Proposed Use: Single-Family Residence **Lot Number:** 4
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence resulting in insufficient rear yard setback.

Requested Waiver:

Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback

Required: 12' Provided: 9'-3" Waiver: 2'-9"



ITEM 3 – Docket Number: 050-18

Applicant or Agent: Charlie Hampton, C-Hamp Rental Properties
Property Location: 4721 Lynhuber Drive **Zip:** 70187
Bounding Streets: Lynhuber Dr., Dwyer Rd., Francis Dr., Dreux St.
Zoning District: S-RD Suburban Two Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Vacant Lot **Square Number:** 13
Proposed Use: Two-Family Residence **Lot Number:** 3-A
Project Planner: Rachael Berg (rberg@nola.gov)

Request: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit the construction of a two-family residence with insufficient lot depth.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Depth

Required: 90'

Provided: 85'

Waiver: 5



ITEM 4 – Docket Number: 051-18

Applicant or Agent: Carlos G. Toledo, Robert H. Sollberger
Property Location: 6245 Marshal Foch Street **Zip:** 70117
Bounding Streets: Marshall Foch St., Harrison Ave., Argonne St., & French St.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 267
Proposed Use: Single-Family Residence **Lot Number:** 11
Project Planner: Amos Wright (awright@nola.gov)

Request: This request is for a variance from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit an addition to an existing single-family residence resulting in insufficient front yard setback.

Requested Waiver:

Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback

Required: 20'

Provided: 14'

Waiver: 6'



C. Adjournment